LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44860RL50 Price: 85 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (82 000 EUR without fees)

Gorgeous colombage cottage full of character in end of lane location close to Barenton.















INFORMATION

Town:	Barenton
Department:	Manche
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	3547 m2

IN BRIEF

Pretty two/three bed colombage cottage in just under an acre. A glorious rural location at the end of a lane looking over rolling fields with farreaching views. Barenton with all amenities 2.5km. Popular Mortain 8.5km. Mont St Michel 56 km. Saint Malo 101km. Rennes airport 108km. A great opportunity to make a comfortable holiday or permanent home, with some scope to change the layout. Viewing is highly recommended.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Accessed down a quiet country lane, this cute house offers rural tranquility without isolation.

Ground Floor.
Entering the house, you find a large and light 25m2+ dual aspect open plan living room/kitchen/diner with fireplace. Off here is a good sized bathroom. Also on the ground floor is a room that houses the hot water tank that could easily be incorporated into the living accommodation as a bathroom, with potentially the addition of a third ground floor bedroom in what is now the bathroom. There are a number of possibilities.

First Floor.
Here you find two double bedrooms, both with impressive views and a small with hand basin. There is scope to add a full bathroom.

Outside.
The land is laid mostly to lawn with an area for a large vegetable patch and a small paddock. The plot is fenced for sheep. Also with the property is a good sized concrete built prefab double garage, ideal for storage or a possible workshop space. All around the views take your breath away.

Set back from the lane, this cottage is a hidden gem and must be seen.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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